

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Jenee K. Ciccarelli, Esq. JC/0693  
Ciccarelli Law, PC  
239 New Road, Building A, Suite 301  
Parsippany, NJ 07054  
Phone: 973-737-9060  
Fax: 973-619-0023  
Email: jenee@jc-lawpc.com  
Attorney for Debtor

In Re:

Arlette Hernandez,

Debtor.



Order Filed on July 18, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 17-34160

Hearing Date: 6/16/2022

Chapter: 13

Judge: Vincent Papalia

### ORDER AUTHORIZING SALE OF REAL PROPERTY

The relief set forth on the following pages numbered two (2) and three (3), is  
**ORDERED.**

**DATED: July 18, 2022**

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".

Honorable Vincent F. Papalia  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 51 Willard Ave., Bloomfield, NJ 07003, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Jenee K. Ciccarelli, Esq./Marta Estrada

Amount to be paid: \$2500 Legal Fees/\$13,047.54 Commission

Services rendered: Closing Real Estate Transaction/Realtor

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other reasonable and necessary closing fees and expenses payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$\_\_\_\_\_ claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:     The referenced sale is an approved short sale and there will be no proceeds from the sale.

*rev.1/12/22*